



Promoting the wise use of land

**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

SUBDIVISION REVIEW BOARD

MEETING DATE February 2, 2015	CONTACT/PHONE Schani Siong (805) 781-4374 ssiong@co.slo.ca.us	APPLICANT Scott and Elaine McElmury	FILE NO. CO 14-0031 SUB2014-00014
SUBJECT Hearing to consider a request by Scott and Elaine McElmury for a Tentative Parcel Map (CO 14-0031) to subdivide an existing 54,880 square foot parcel into two parcels of 41,380 and 13,500 square feet each for the purpose of sale and/or development. The project will result in site disturbance when road and utility improvements are installed and the proposed 13,500 square foot parcel is developed with a future residence and driveway improvements. The proposed project is within the Residential Single Family land use category and is located at 749 Gough Avenue, approximately 550 feet west from Old County Road and Lincoln Avenue intersection in the community of Templeton. The site is in the Salinas River sub-area of the North County planning area.			
RECOMMENDED ACTION Approve Tentative Parcel Map CO 14-0031 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 15 Categorical Exemption (Section 15315) was issued on December 31, 2014 (ED14-149)			
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION N/A	ASSESSOR PARCEL NUMBER 041-131-039	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: None applicable			
LAND USE ORDINANCE STANDARDS: 22.22.080 - Subdivision Design Standards (Residential Single Family), 22.10.140 - Setbacks			
EXISTING USES: Single family residence and detached garage			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Single Family /Residences <i>South:</i> Residential Single Family/Residences <i>East:</i> Residential Single Family/Residences <i>West:</i> Residential Single Family/Residences			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Templeton Advisory Council, Public Works, Environmental Health, County Parks, Templeton Community Services District,			
TOPOGRAPHY: Level to moderate slopes		VEGETATION: Grasses, ornamental landscaping, oaks	
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Templeton CSD		ACCEPTANCE DATE: November 26, 2014	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ Fax: (805) 781-1242			

ORDINANCE COMPLIANCE

Minimum Parcel Size

Section 22.22.080 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Single Family land use category. The standards are based on the type of access serving the property, the topography of the site, and the type of water supply and sewage disposal. Minimum parcel size is based on the largest parcel size as calculated by tests. *Staff comment: The proposed parcels meet all requirements for a minimum 6,000 square feet as follows:*

TEST	STANDARD	MINIMUM PARCEL SIZE
Access	Located on local streets (Gough and Lincoln Avenue)	6,000 square feet
Slope	Average slope is less than 15% (Outside GSA)	6,000 square feet
Water Supply and Sewage Disposal	Community Water Community sewer	6,000 square feet

Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation. *Staff comment: The project is conditioned to pay the required fees.*

Inclusionary Housing Fees

Title 29, the Affordable Housing Fund, establishes an in-lieu fee to create a fund that would help to meet, in part, the housing needs of the County's very low, low, moderate income and workforce households. Section 22.12.080 of Title 22, the Land Use Ordinance, describes the options the applicant may choose to satisfy the requirement. *Staff comment: The project results only in one new parcel and will not be subject to this fee.*

Design Standards

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

Setbacks

Section 22.10.140 of the Land Use Ordinance establishes all structures with a height greater than three feet shall be setback a minimum of 25 feet from the nearest point on the front property line. Staff comments: The proposed Parcel 1 has an existing residence with non-conforming front setback from Gough Avenue. The proposed parcel split does not affect the existing house and garage configuration, which remains equal to the existing condition. The proposed Parcel 2 (vacant) has adequate buildable area and the new residence will be required to meet the applicable setbacks through building permit review.

PLANNING AREA STANDARDS

Staff comment: The proposed project is located in the Salinas River sub-area of the North County planning area. However, there are no special planning area standards applicable to this parcel.

COMBINING DESIGNATIONS

None

COMMUNITY ADVISORY GROUP COMMENTS

The Templeton Advisory Council is in support of this project.

AGENCY REVIEW

Public Works - Provided recommended conditions of approval for road improvements, improvement plans, drainage and fees

Environmental Health – Preliminary health clearance letter issued on October 30, 2014

County Parks – Require Quimby fees

Templeton Community Services District (Water & Sewer) – The District issued a preliminary intent to serve letter (August 8, 2014 and Sept 4, 2014) outlining conditions for the original 3 parcel split. The project has since been revised to a 2 parcel split (current request) and will be subject to the same requirements (separate water and sewer connections for proposed Parcel 2). Proposed Parcel 1 (existing residence and workshop) will continue to be served by existing water and sewer connections.

Templeton Community Services District (Fire) – The District issued a Fire Review letter (September 23, 2014) serving the original 3 parcel split, without requiring new off-site improvements. The District requires a 10' wide access road to the existing residence (Parcel 1). The revised project (2 parcel split) will be subject to these same conditions.

LEGAL LOT STATUS:

The parent lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Schani Siong and reviewed by Terry Wahler, Senior Planner.